

**PLANNING & ZONING COMMITTEE  
PUBLIC HEARING AND REGULAR MEETING  
Douglas County Board of Supervisors  
Wednesday, March 8, 2023, 9:00 a.m., Government Center, Boardroom 201  
1316 North 14th Street, Superior, Wisconsin**

Meeting called to order by Chair Mary Lou Bergman.

**1. ROLL CALL**

Present – Mary Lou Bergman, Scott Luostari, Joseph Moen, Bill Fennessey. Absent – Jim Borgeson (remote). Others present – Robin Schaffer, Terri Luebbe, Mark Liebaert, Jon Fiskness, Marissa Hanson, Ashley Vande Voort, Matt Johnson, Katie Flemming (remote), Dan Corbin, Shelley Nelson, Nicole Delorenzo, Kevin Conley, Sherry Amys, Ross Smith, Emily Cahill (Committee Clerk).

**2. APPROVAL OF MINUTES**

Motion by Fennessey, second Moen, to approve minutes from the January 11, 2023, meeting. Motion carried.

**3. SUSPEND REGULAR MEETING; ADJOURN TO PUBLIC HEARING**

**4. PUBLIC HEARING**

**a. Amendments to the Douglas County Zoning Ordinance 8.0**

- 1) Petition No. 23-02: Gregory Dolsen & Dana Kelleher, South Range, WI – W-1/2 NW NW, Section 1, T46N-R13W, Ex S-30'; (OA-022-00009-00, 6922 E County Road B), Town of Oakland:** Request to rezone from F-1 Forestry to A-1 Agricultural for proposed farm use; no objections from town.

**ACTION (ORDINANCE):** Motion by Moen, second Luostari, to approve and refer to County Board. Motion carried unanimously.

- 2) Petition No. 23-03: Nicole Delorenzo, Foxboro, WI – N-1/2 SW NE, Section 18, T46N-R14W, Ex Pcl to Hwy (1.06A); (SU-028-00655-00, 8142 S State Highway 35), Town of Summit:** Request to rezone from R-2 Residential to A-1 Agricultural for proposed agricultural use: growing food, raising chickens, other agricultural uses; no objections from town.

**ACTION (ORDINANCE):** Motion by Moen, second Fennessey, to approve and refer to County Board. Motion carried unanimously.

**b. Conditional-Use Permit Revision**

- 1) Thunderhill Aggregate LLC (operator) / Arlyn Hunter-Jensen (owner):** Application for conditional-use permit; pending town approval confirmation.

**ACTION:** Motion by Luostari, second Fennessey, to approve pending town approval confirmation. Motion carried.

**c. Conditional-Use Permits**

- 1) **Ross Smith:** Application for conditional-use permit for construction of tiny homes for resale.

**ACTION:** Motion by Fennessey, second Luostari, to approve with conditions as presented with application. Motion carried.

**d. Conditional-Use Permit Renewals**

- 1) **Thunderhill Aggregate LLC (operator) / Arlyn Hunter-Jensen (owner):** Non-metallic mine permit #14022 renewal request; town approved with conditions.

**ACTION:** Motion by Luostari, second Fennessey, to approve with conditions as presented with application. Motion carried.

- 2) **Walter Moss Trucking Inc (operator / owner):** Non-metallic mine permit #20371 renewal request; town approved with conditions.

**ACTION:** Motion by Moen, second Fennessey, to approve with conditions as presented with application. Motion carried.

**e. Reclamation Plan Approvals**

- 1) **Thunderhill Aggregate LLC (operator) / Arlyn Hunter-Jensen (owner):** Plan attached to agenda; no objections from town.

**ACTION:** Motion by Moen, second Fennessey, to approve with conditions as presented with application. Motion carried.

- 2) **Walter Moss Trucking Inc (operator / owner):** Plan attached to agenda; no objections from town.

**ACTION:** Motion by Moen, second Luostari, to approve with conditions as presented with application. Motion carried.

**f. Recap of Zone Change Recommendations for County Board**

- 1) Two recommended to County Board for approval.

*Public hearing adjourned at 9:25 a.m.*

**5. RESUME AGENDA**

## 6. DEPARTMENT REPORTS

The following departments reported on departmental activities: Planning and Zoning/Board of Adjustment, Rural Housing Authority, Land Conservation, Surveyor, Land Records and Real Property Lister, Register of Deeds.

## 7. INFORMATIONAL ITEMS

- a. **Financial Assurance requirement for mines with high walls:** Ashley Vande Voort presented on current financial assurance requirements for mines. The current financial assurance requirement does not factor in expense to stabilize a highwall. If county reclaims property, they may be responsible for covering the cost.
- b. **Zoning Conference:** Conference for stakeholders to be held March 28, 2023, 9 AM at the Solon Springs Community Center.
- c. **Douglas County Zoning Ordinance 8.0 Update:** Suggested amendments distributed.

*Katie Flemming, campground owner, spoke acknowledging department turnover.*

*Sherry Amys spoke regarding concerns of temporary structures becoming permanent within campgrounds.*

## 8. FUTURE AGENDA ITEMS

Financial assurance requirements for mines with high walls.

## 9. ADJOURNMENT

Motion by Moen, second Fennessey, to adjourn. Motion carried. Meeting adjourned at 9:53 a.m.

Submitted by,

Emily Cahill, Committee Clerk